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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	15 Honeyman Avenue LUCKNOW 3875 Lot: 53 PS: 818014
The application is for a permit to:	Two Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.11.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must**
- ◆ **be made to the Responsible Authority in writing,**
 - ◆ **include the reasons for the objection, and**
 - ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.



Planning Permit Application

Applicant Details:

Name:								
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD								
Email address: ADMIN@DEVSOLVIC.COM.AU								
Postal address: 48 BAILEY STREET BAIRNSDALE								
				Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:				

Owners Details: (if not the applicant)

Name: KNOW BOUNDARIES PTY LTD								
Business trading name: (if applicable)								
Email address: ADMIN@DEVSOLVIC.COM.AU								
Postal address: 48 BAILEY STREET BAIRNSDALE								
				Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:				

Description of the Land:

Street number: 15		Street name: HONEYMAN AVENUE							
Town: LUCKNOW					Postcode	3	8	7	5
Legal Description:									
Lot Number: 53		<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision			Number: 818014E				
Crown Allotment Number:					Section Number:				
Parish/Township Name:									
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Officers name:				
Your reference number: 24165									

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, your permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council

273 Main Street (PO Box 1618)
 Bairnsdale VIC 3875
 Website www.eastgippsland.vic.gov.au
 Email feedback@egipps.vic.gov.au
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Telephone: 03 5153 9500
 Fax: (03) 5153 9576
 National Relay Service: 133 677
 ABN: 81 195 967 763

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Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: TWO LOT SUBDIVISION <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Existing conditions: Describe how the land is used and developed currently: VACANT LAND <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Estimated cost of development: Note: You may be required to verify this estimate	\$ N/A	

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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East Gippsland Shire Council

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Fax: (03) 5153 9576
National Relay Service: 133 677
ABN: 81 195 967 155

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature: _____	
Name: DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	Date: 20 / 01 / 2025

Office Use Only:
Reference Number: AP/D/PP/_____ Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Credit Card <input type="checkbox"/> Eftpos
Amount Paid: \$_____ Receipt Number: _____ Receipt Date: ____/____/_____

Submitting your application:

Electronic	Fax to 03 5153 9576 Email to planning@egipps.vic.gov.au
Mail	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.
In Person	Bring the completed form and supporting documents to any of the following locations; Service Centre Opening Hours: 8:30am to 5:00pm. Monday to Friday. Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade. Mallacoota Service Centre: 70 Maurice Avenue

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Printed 31/01/2025

Page 4 of 35
June 22

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 12470 FOLIO 792

Security no : 124121335779M
Produced 20/01/2025 02:52 PM

LAND DESCRIPTION

Lot 53 on Plan of Subdivision 818014E.
PARENT TITLE Volume 12438 Folio 344
Created by instrument PS818014E 05/05/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KNOW BOUNDARIES PTY LTD
PS818014E 05/05/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS818014E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 15 HONEYMAN AVENUE LUCKNOW VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 05/05/2023

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS818014E
Number of Pages (excluding this cover sheet)	3
Document Assembled	20/01/2025 14:52

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PLAN OF SUBDIVISION

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LOCATION OF LAND

PARISH: WY YUNG
 TOWNSHIP: LUCKNOW
 SECTION: -
 CROWN ALLOTMENT: 44A (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL 12438 FOL 344

LAST PLAN REFERENCE: Lot 2 on PS900513C
 POSTAL ADDRESS: 21 OAKES GRANGE,
 (at time of subdivision) LUCKNOW, 3875

MGA94 Co-ordinates
 (of approx. centre
 of land in plan) E 557 330 ZONE 55
 N 5814 830

Council Name: East Gippsland Shire Council.
 Council Reference Number: PS818014E
 Planning Permit Reference: 320/2017/P
 SPEAR Reference Number: S181885M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 03/02/2023

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 28/02/2023

Statement of Compliance issued: 21/04/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road - R1	East Gippsland Shire Council

Number of lots in stage: 18
 Lot numbers A, B, C, 1 to 42 inclusive, 44 to 52 inclusive, 60 & 69 to 93 inclusive have been omitted from this plan.

Other Purpose of Plan

1. Removal of part of the Easement shown as E-2 on PS818011L, being a Sewerage Easement in favour of East Gippsland Water Corporation created in PS818011L.

2. Removal of part of the Easement shown as E-5 on PS818011L, being a Powerline Easement in favour of Ausnet Electricity Services Pty Ltd created in PS818011L.

NOTATIONS

Grounds for Removal
 Schedule 5 Clause 14 of the Road Management Act 2004

DEPTH LIMITATION: Does not apply.

SURVEY:
 This plan is/is not based on survey.

STAGING:
 This is/is not a staged subdivision.

Planning Permit No. 320/2017/P

This survey has been connected to permanent marks No(s). 12, 43, 45 & 48

In Proclaimed Survey Area No. 19

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	PS818011L	EAST GIPPSLAND WATER CORPORATION
E-5	POWERLINE	SEE DIAG.	PS818011L	AUSNET ELECTRICITY SERVICES PTY LTD

OnePlan SK spatial
 Land Development Group Land Surveying Consultants

P:1300 853 157 F:8456 5995 M:0400 543 157
 sks@oneplangroup.com.au www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

SURVEYORS FILE REF: KBI7646-ST4 PS-5

Digitally signed by: Scott Charles Kimm, Licensed Surveyor,
 Surveyor's Plan Version (5),
 09/02/2023, SPEAR Ref: S181885M

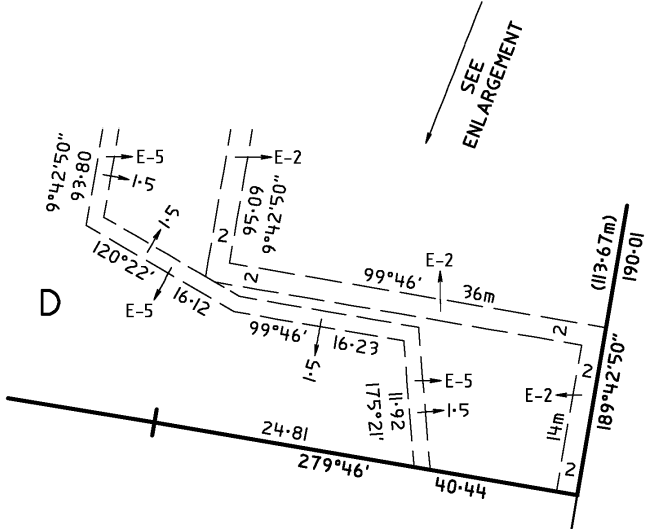
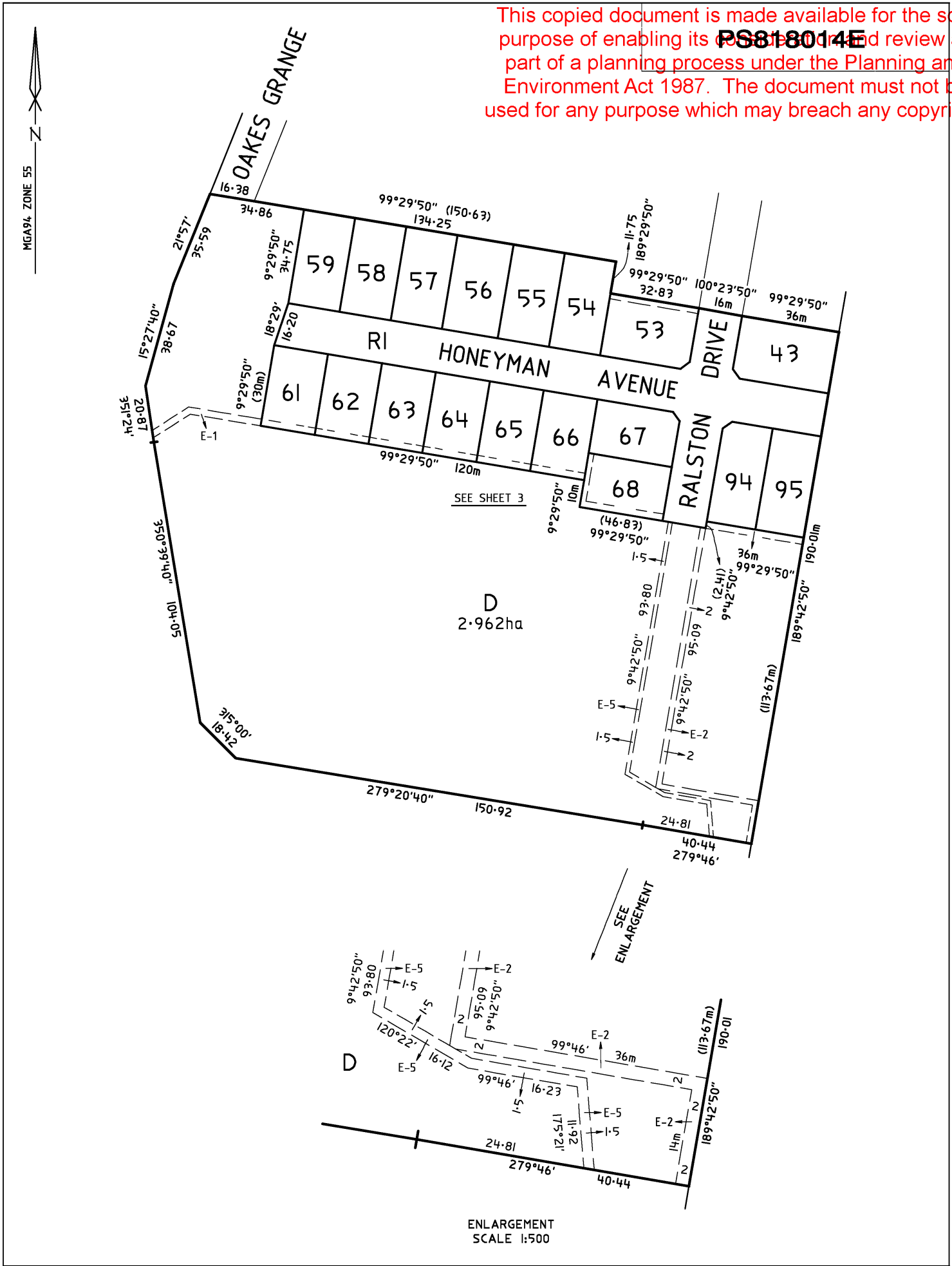
ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3 SHEETS

PLAN REGISTERED
 TIME: 12:53PM DATE: 5/05/2023
 S. Assistant Registrar of Titles

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PS818014E



ENLARGEMENT
SCALE 1:500

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Land Development Group Land Surveying Consultants

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SCALE 1:1250
0 12.5 25 37.5 50
LENGTHS ARE IN METRES

Digitally signed by: Scott Charles Kimm, Licensed Surveyor,
Surveyor's Plan Version (5),
09/02/2023, SPEAR Ref: S181885M

ORIGINAL SHEET SIZE: A3 SHEET 2

Digitally signed by:
East Gippsland Shire Council,
28/02/2023,
SPEAR Ref: S181885M

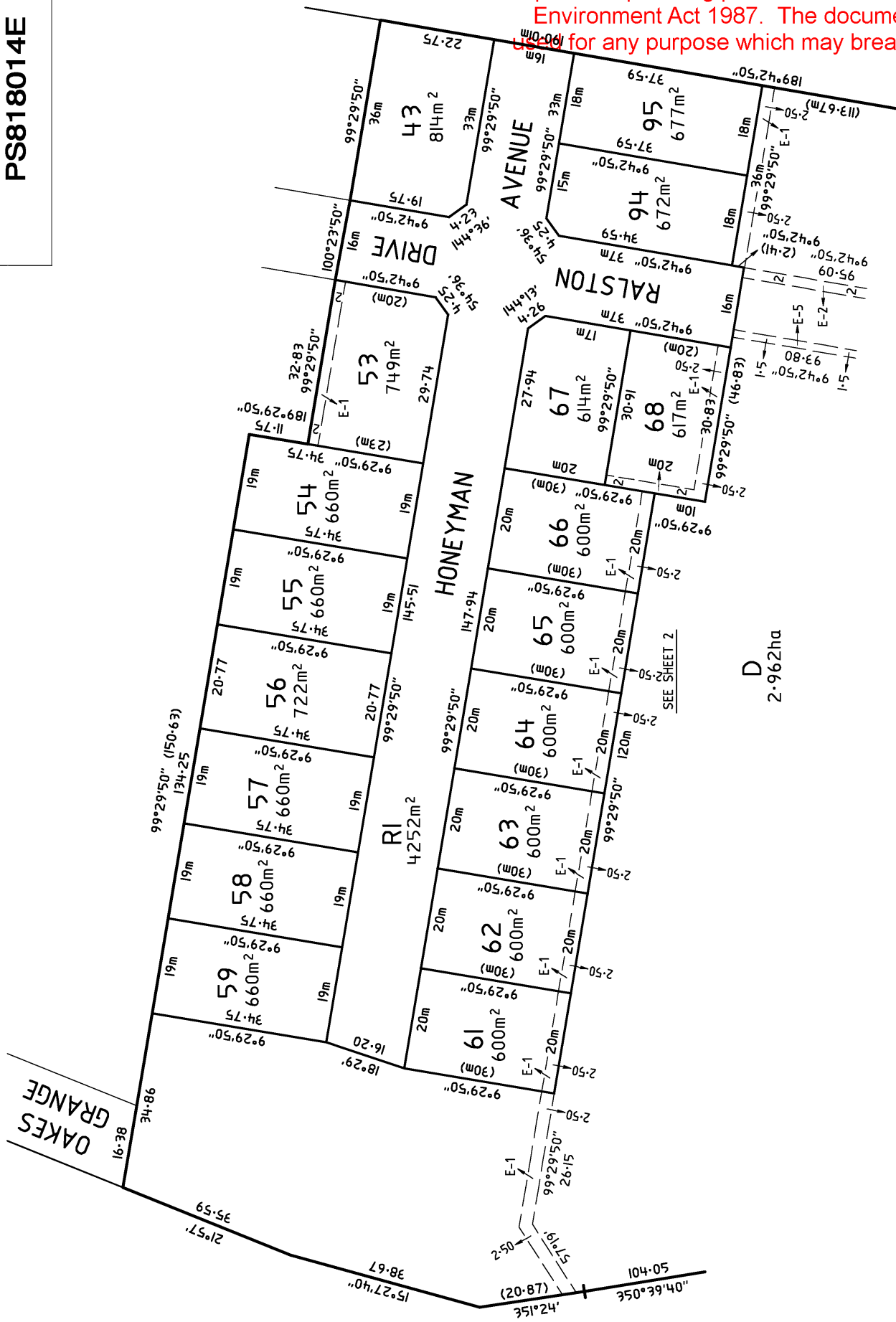
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PS818014E

OAKES GRANGE



MGA94 ZONE 55

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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Surveyor's Plan Version (5),
09/02/2023, SPEAR Ref: S181885M

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Land Development Group
Land Surveying Consultants
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GIPPSLAND - MELBOURNE

Amended by: Scott Charles Kimm, Licensed Surveyor 03/05/2023.



APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

“To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

“An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

The table below addresses the relevant requirements of Clause 56.

Clause 56.03-5 To design subdivisions that respond to neighbourhood character. Neighbourhood Character Objective:	
Response:	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area is predominantly new residential development comprising both single and double storey dwellings. All developments are on lots ranging in shapes and sizes, there are similar size allotments within the area to the north on McLaren Avenue.</p> <p>The proposed lot layout is responsive to the site and will result in two vacant lots, suitable for future residential development that can be consistent with the existing surrounding development.</p> <p>The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for future residential development.</p> <p>Both allotments will have suitable driveway access and adequate street frontage. Access to both proposed allotments will be provided via shared concrete crossover along the southern boundary directly from Honeyman Avenue. The proposed new shared access is unlikely to result in a detrimental impact to the flow of traffic in this location.</p> <p>There is no vegetation on the subject site that requires removal to facilitate the proposed subdivision. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and likely future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-2 Lot area and building envelopes objective:</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>
<p>Response:</p>	<p>This application seeks approval for the creation of two allotments, each greater than 300m² in area to accommodate future residential development. The proposed Lot 1 will be 322m² in area and proposed Lot 2 will be 427m² in area. Both allotments will be vacant land.</p> <p>Access to both allotments will be provided via a shared crossover along the southern boundary, directly from Honeyman Avenue.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for any future development on the allotments. The subject site does contain one tree along the northern boundary however, no vegetation removal is required to facilitate the proposal.</p> <p>The size and configuration of the proposed lots are considered more than adequate to accommodate future development if desired whilst respecting surrounding lot configurations for future uses and development surrounding the site.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-3 Solar orientation of lots objective</p>	<p>To provide good solar orientation of lots and solar access for future dwellings.</p>
<p>Response:</p>	<p>The proposed subdivision creates one additional allotment of north south orientation with the long axis of the lot within the range north 20 degrees west to north 30 degrees east. Each of the lots will have appropriate solar access and any future development on the vacant lots will not impact the solar access of surrounding properties.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-5 Common area objectives</p>	<p>To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p>
<p>Response:</p>	<p>The proposal does not include any common property area.</p> <p>This clause is not relevant to the proposal.</p>

<p>Clause 56.06-8 Lot access objective:</p>	<p>To provide for safe vehicles access between roads and lots.</p>
<p>Response:</p>	<p>Access to both proposed lots will be provided via a shared crossover along the southern boundary directly from Honeyman Avenue as indicated on the proposed development plans.</p> <p>The proposed access is considered suitable to support future residential development on the vacant lots and will provide for safe vehicle access between the roads and the dwellings. The crossover will be constructed to an appropriate standard to the satisfaction of the responsible authority.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
<p>Response:</p>	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water supply. The existing reticulated water system is considered to be suitable to supply any future dwellings on the vacant lots with drinking water.</p> <p>The proposed additional lot and likely future residential development is not anticipated to exceed the capacity of the existing reticulated water network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
<p>Response:</p>	<p>A reuse and recycle water supply is not available to this site at this time. Water supply to both allotments will be via the existing reticulated water system.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>

<p>Response:</p>	<p>Both allotments will be connected to the existing reticulated sewer network. The proposed additional lot is not expected to exceed the capacity of the existing sewerage network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>Site runoff will be directed to the legal point of discharge to the satisfaction of the responsible authority. The subject site is not liable to flooding and no flood mitigation works are considered necessary. The existing drainage network is considered to be of a suitable standard to accommodate the proposed subdivision and any future development on the vacant lots. Each of the proposed lots contain adequate area to implement water sensitive urban design principles to manage stormwater runoff.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.08-1 Site Management objectives</p>	<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>
<p>Response:</p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. The subject site does not contain any native vegetation that requires removal.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-1 Shared Trenching objectives:</p>	<p>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within the street reserves.</p>

<p>Response:</p>	<p>Given the proposal is seeking a two lot subdivision with both lots being vacant land, there is ability for shared trenching of services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-2 Electricity, telecommunications and gas objectives:</p>	<p>To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>
<p>Response:</p>	<p>Both lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed subdivision is not expected to affect the existing service arrangements nor exceed their capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision.</p> <p>The proposal meets the objectives and standards of this clause.</p>

JAN
20
25

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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION

15 HONEYMAN AVENUE, LUCKNOW
KNOW BOUNDARIES PTY LTD
REF: 24165

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APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Plan of Subdivision
C	Clause 56 Assessment

DOCUMENT REVISION

1	Draft Report	DAC	10/01/2025
2	Final Report	CMC	14/01/2025

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Know Boundaries Pty Ltd, the applicant for this planning permit application for a Two Lot Subdivision at 15 Honeyman Avenue, Lucknow.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposed two lot subdivision facilitates efficient land use and encourages future infill residential development. The creation of an additional allotment will expand the land supply and contribute to addressing the current housing crisis. With the continued growth and rising demand for housing in the East Gippsland region, ensuring an adequate land supply to meet this demand is crucial.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in an appropriate planning outcome.

Address	15 Honeyman Avenue, Lucknow
Site Description	Lot 53 on Plan of Subdivision 818014E
Title Particulars	Vol 12470 Fol 792
Site Area	749m ²
Proposal	Two Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	None Applicable
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone Subdivision
Notice	No exemption available
Referrals	No mandatory referrals
Work Authority Licence	Not applicable
Planning Scheme requirements	<ul style="list-style-type: none"> Municipal Planning Strategy – Clause 02 Settlement - Growth area towns – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 General Residential Zone – Clause 32.08 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 15 Honeyman Avenue, Lucknow. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing 2-metre-wide sewerage easement located along the northern boundary of the site.

The site is a rectangular shaped allotment with a total area of approximately 749m² and is currently vacant land.

The site is relatively flat in nature and contains one tree along the northern boundary. Details of the site are depicted in the photographs provided below.

There is no formal access to the site. Honeyman Avenue is a bitumen sealed road, traversing in an east to west direction adjoining the southern boundary of the subject site.

The subject site in relation to Lucknow as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

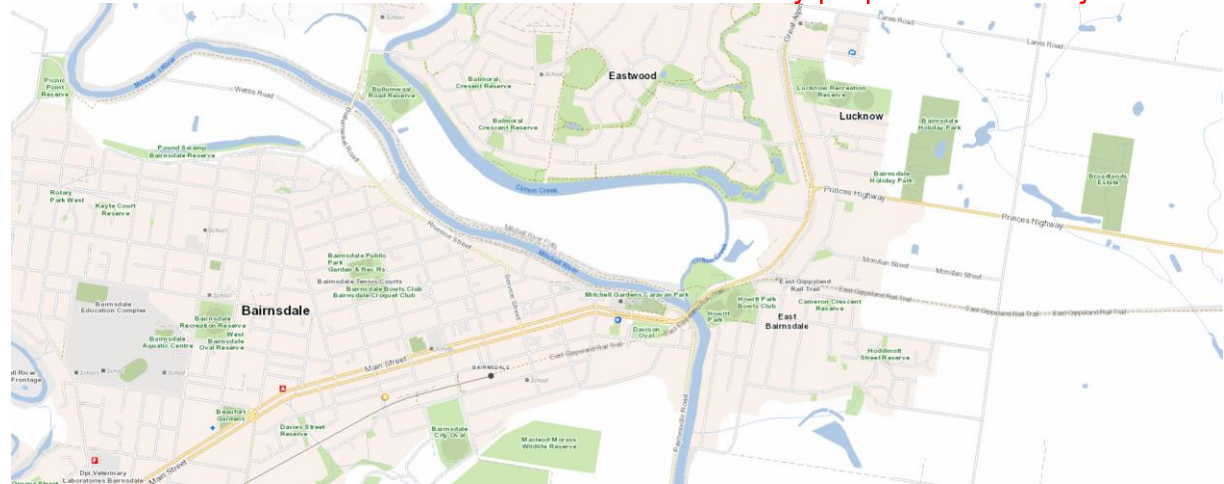


Figure 1 – Locality Plan – 15 Honeyman Avenue, Lucknow (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 15 Honeyman Avenue, Lucknow (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises of predominantly new residential development.

The northern and western boundaries of the site are delineated with timber paling fencing, whilst the eastern and southern boundaries are undefined.

Adjoining the northern and western boundaries is land containing an existing dwelling and associated facilities. Adjoining the eastern boundary is Ralston Drive, further residential development and vacant residential land. Adjoining the southern boundary is Honeyman Avenue and further vacant residential land.

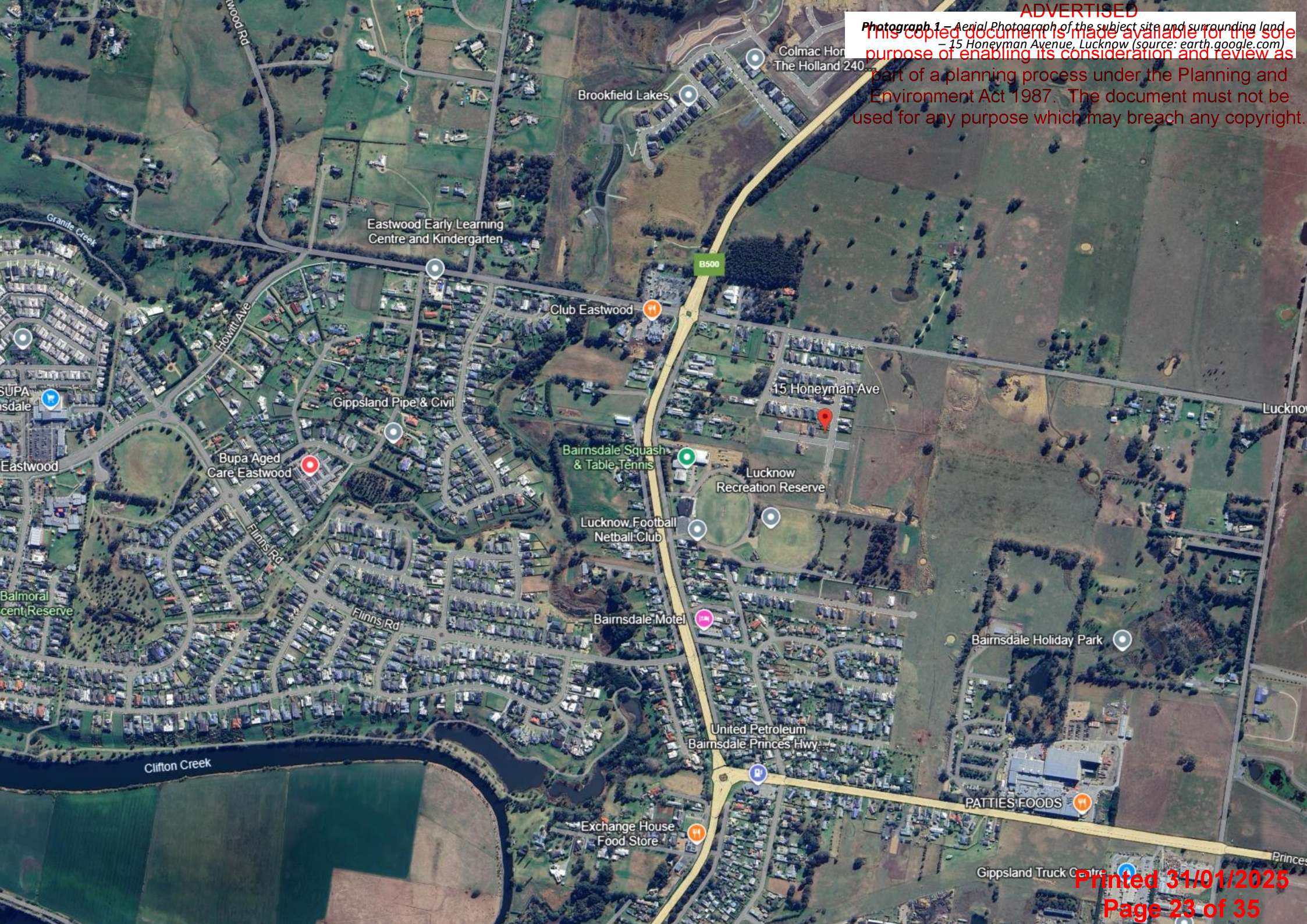
The site is located to the northeast of the central business district of Bairnsdale.

Bairnsdale, the main commercial city of East Gippsland, is located on the Mitchell River and built around the Princes Highway. The highway through Bairnsdale's centre is a large boulevard with trees, garden areas, a rotunda, and various public amenities.

The subject site in relation to Lucknow and Eastwood is shown in the aerial photograph below.



Photograph 1 - Aerial Photograph of the subject site and surrounding land - 15 Honeyman Avenue, Lucknow (source: earth.google.com)
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Photograph 2 – Subject site at 15 Honeyman Avenue, Lucknow.



Photograph 4 – Proposed Lot 1 facing east.



Photograph 6 – Proposed Lot 1 facing west.



Photograph 3 – Proposed Lot 1 facing north.



Photograph 5 – Proposed Lot 1 facing south.



Photograph 7 – Proposed Lot 2 facing north.



Photograph 8 – Proposed Lot 2 facing east.



Photograph 10 – Proposed Lot 2 facing west.



Photograph 12 – Vacant land opposite the site at 15 Ralston Drive, Lucknow.



Photograph 9 – Proposed Lot 2 facing south.



Photograph 11 – Existing vegetation on proposed Lot 2 of the subject site.



Photograph 13 – Neighbouring property south of the subject site at 16 Honeyman Avenue, Lucknow.



Photograph 14 – Neighbouring property adjoining the western boundary at 13 Honeyman Avenue, Lucknow.



Photograph 16 – Honeyman Avenue facing west.



Photograph 15 – Honeyman Avenue facing east.



Photograph 17 – Ralston Drive facing south showing intersection between Ralston Drive and Honeyman Avenue.

3. THE PROPOSAL

This application seeks approval for the subdivision of the land into two lots. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be rectangular in shape and will be approximately 322m² in area. This lot comprises the western portion of the site and will be vacant land. This lot will contain the 2 metre wide sewerage easement along the northern boundary.

Lot 2

The proposed Lot 2 will be almost rectangular in shape and will be approximately 427m². This lot will comprise the eastern portion of the site and will be vacant land. This lot will contain the existing 2 metre wide sewage easement along the northern boundary.

Access

Access to both allotments is proposed along the southern boundary via a shared concrete crossover connecting directly to Honeyman Avenue.

Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted.

The proposed subdivision does not require the removal of any native vegetation, and no earthworks will be required beyond provision of access and services.

A copy of the proposed subdivision is provided below and in **Appendix B**.

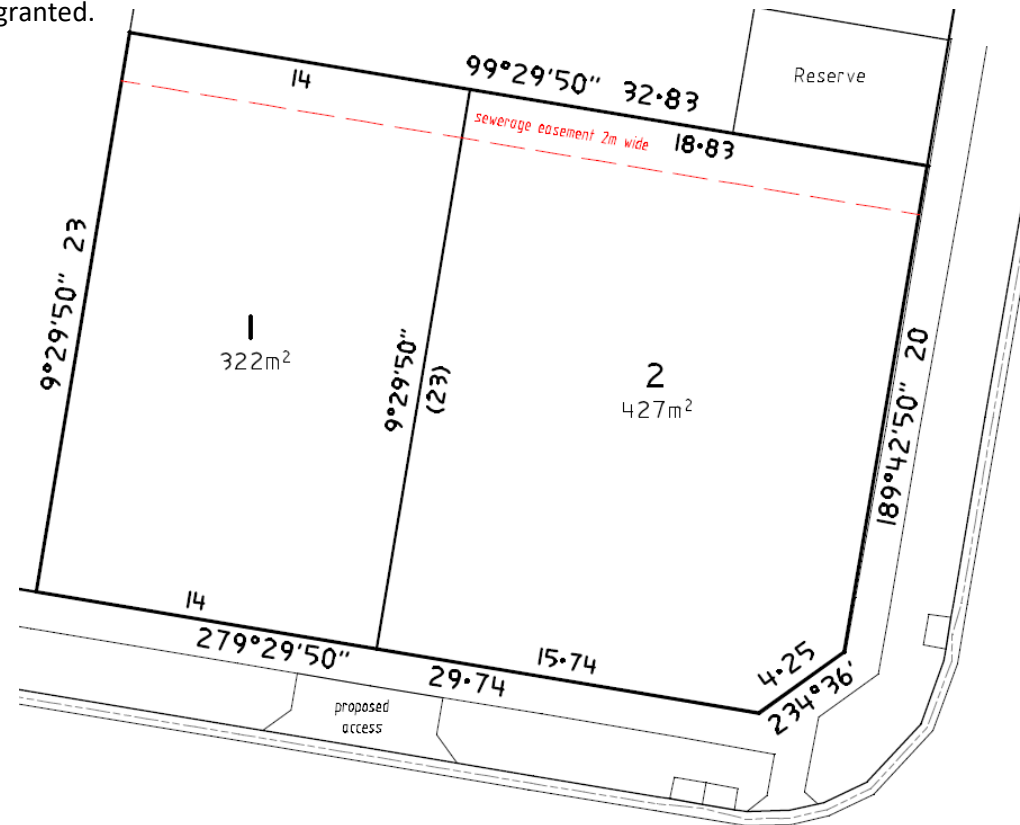
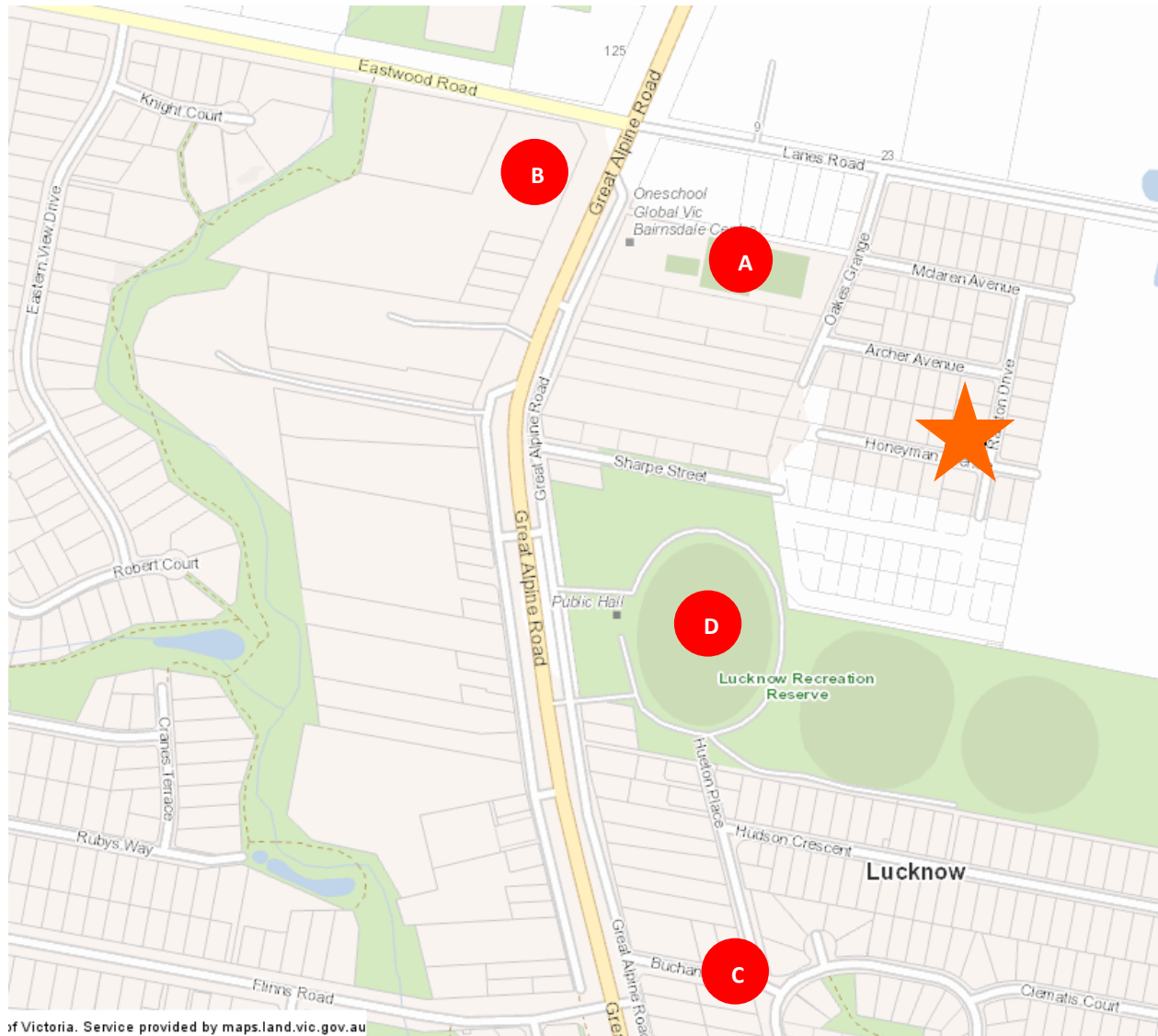


Figure 3 – Proposed Subdivision Plan – One Plan

4. SITE CONTEXT



★ Subject Site

Site Context	Facility
A	One School Global Bairnsdale Campus
B	Club Eastwood
C	Bus stop (Charles Street/ Buchanan Street)
D	Lucknow Recreation Reserve

Bairnsdale CBD Facilities	Distance from subject site
Australia Post	3.8 km Southwest
Bairnsdale Train station	6 km Southwest
Bairnsdale Regional Health Service	6.7 km Southwest
Lucknow Primary School	2.6 km West
Bairnsdale Aquatic and Recreation Centre	6.2 km Southwest
Eastwood Early Learning Centre	1.3 km West

of Victoria. Service provided by maps.land.vic.gov.au

5. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 4**.

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

The decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 6 of this submission.

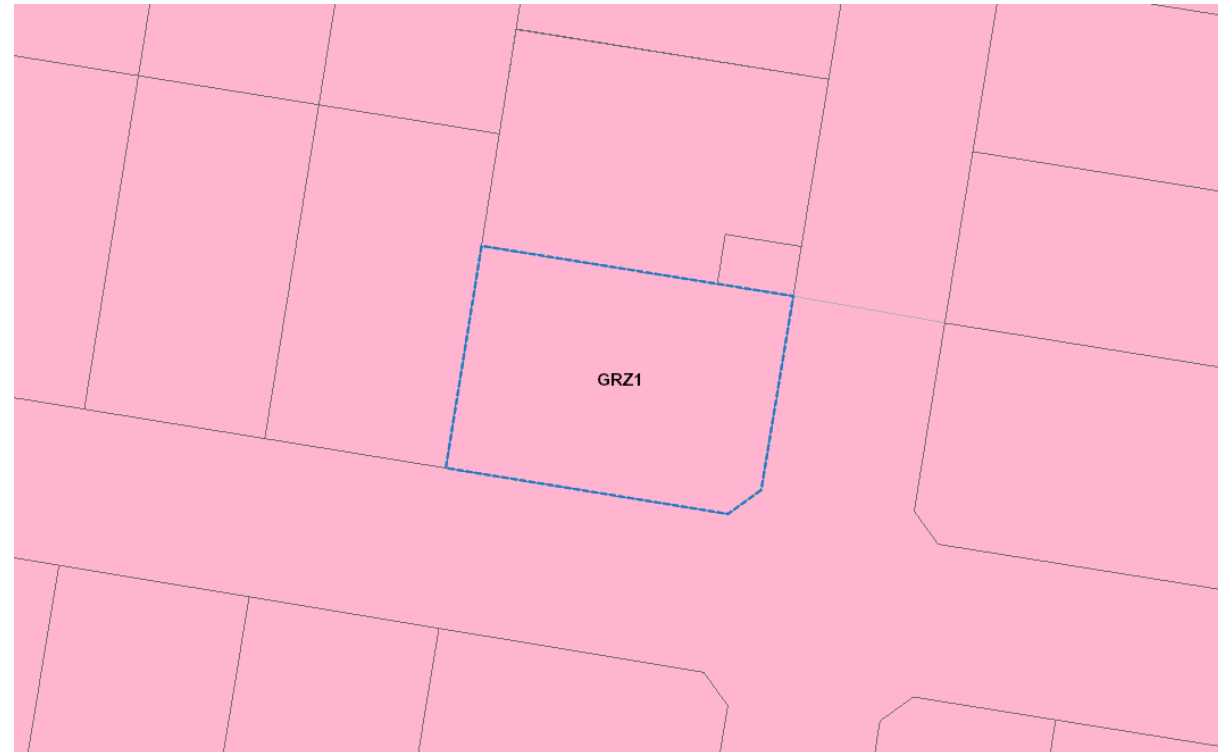


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not identified as being within an area of Aboriginal Cultural Heritage Sensitivity.

Additionally, a two lot residential subdivision is an exempt activity under the provisions of the *Aboriginal Heritage Act 2006*.

As such a Cultural Heritage Management Plan is not required. This is not further addressed.

6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing an additional vacant parcel of land that can be developed in the future with a residential dwelling that can be respectful of the existing surrounding development and the environment.
 - There are no environmental constraints associated with the subject site. The lot layout has been designed to accommodate future residential development that respects and integrates with the surrounding environment. The proposal is not expected to result in any negative impacts.
 - **Clause 02.03-1** identifies Bairnsdale as a growth area town and encourages development on fully serviced residential land. The proposed subdivision will result in one additional vacant allotment that can adequately accommodate a residential dwelling in the future. The subject site has access to all available services and the proposed vacant lot being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
 - The proposal meets the objectives of **Clause 16** by providing an additional vacant allotment that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create one additional vacant lot within an existing residential area of Lucknow.
 - The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
 - The proposed subdivision creates one additional vacant allotment that can be developed in the future with a residential dwelling that can be in keeping with the neighbourhood character of the area.
 - Both of the proposed lots will contain a portion of the existing sewerage easement along the northern boundary.
 - The proposed subdivision has addressed the relevant standards as set out in Clause 56 and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes, the area contains lots between approximately 659m² and 316m². There are other similar or smaller sized allotments within the area including two north of the subject site along McLaren Avenue.
- Access to both proposed allotments will be provided along the southern boundary directly from Honeyman Avenue via a shared crossover as indicated on the proposed subdivision plans.
 - This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
 - The site is not identified as being susceptible to bushfire, erosion or flooding hazards. All preventative measures will be implemented during the construction phase of the proposed new shared access crossover and provision of services to ensure no erosion occurs and no detrimental impact to surrounding properties.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate residential dwellings in the future that will in turn support the community by providing for additional housing.
- The subject site has access to all available services and the proposed vacant lots being created will be connected to all available services. The additional lot is not expected to exceed the capacity of the services in this location.
- The proposed vacant allotments will support future residential development with access to a suitable range of services and infrastructure.

7. CONCLUSION

This submission is in support of a planning permit application for a two lot subdivision at 15 Honeyman Avenue, Lucknow.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone.
- The proposed subdivision will provide for an additional vacant allotment that can be developed with a dwelling in the future.
- The pattern of subdivision is site responsive and consistent with the surrounding lot layout.

It is requested that a planning permit be granted for this subdivision.

Development Solutions Victoria

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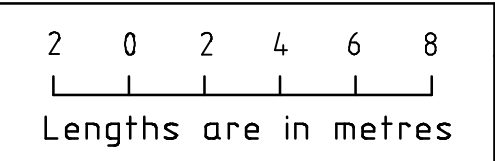


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 GIPPSLAND - MELBOURNE



Proposed Subdivision Plan

Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.
 Total site area: 749m²

DEVELOPMENT SOLUTIONS
 VICTORIA
 15 Honeyman Avenue, Lucknow, 3875
 East Gippsland Shire

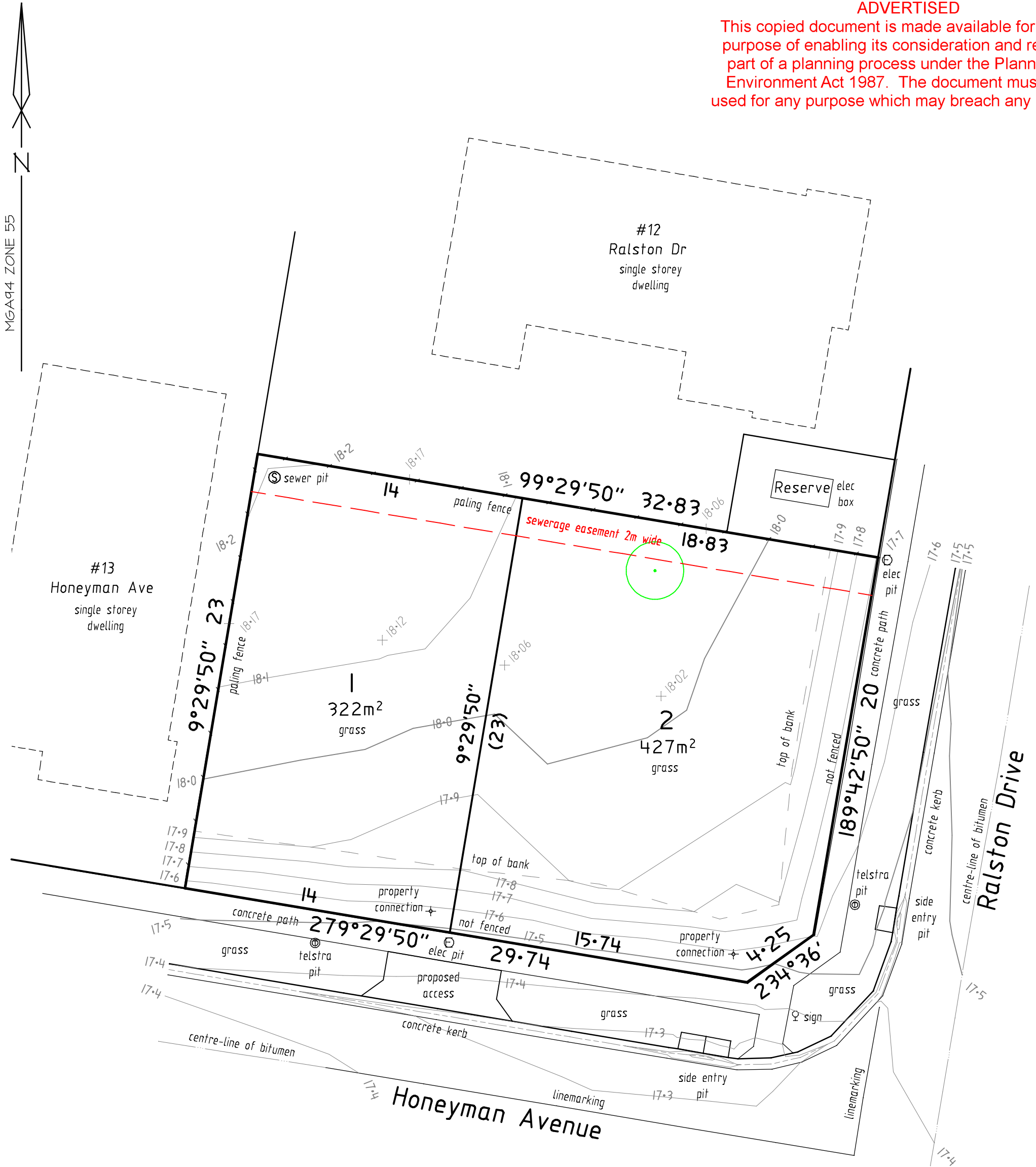
Plan No. HW17646 PR-1	Scale 1:200 - A3	Drawn 04/12/2024
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Parish of Wy-Yung
 Township of Lucknow
 Crown Allotment: 44A (part)
 Lot 53 on PS818014E
 Paracentroid (MGA2020) : E 557 199 N 5814 925

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GIPPSLAND - MELBOURNE

2 0 2 4 6 8
Lengths are in metres

Site Context & Proposed Subdivision Plan

Notations
This is not a Title survey.
See Certificate of Title for Easement details.

Levels are to AHD (Australian Height Datum),
vide WY-YUNG PM 12 - RL 22.298m

Total site area: 749m²



15 Honeyman Avenue, Lucknow, 3875
East Gippsland Shire

Plan No. HW17646SCPR-1	Scale 1:200 - A3	Drawn 04/12/2024
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Parish of Wy-Yung
Township of Lucknow
Crown Allotment: 44A (part)
Lot 53 on PS818014E
Paracentroid (MGA2020) : E 557 100 N 5314 900

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